

**DEPARTMENT OF COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT
PLANNING DIVISION**

**Penn & Glenwood Redevelopment Plan
Ripley Gardens Apartments/Marshall Stacey Town Homes Tax Increment
Finance Plan**

DATE: May 26, 2005

PROJECT NAME: Ripley Gardens/Marshall Stacey Town Homes

SUBMITTED BY: CPED-Housing Development

CONTACT PERSON AND PHONE:

Donna Wiemann, Principal Housing Project Coordinator, 673-5257

PLANNING STAFF AND PHONE:

Tom Leighton, Principal Planner, 673-3853

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NEIGHBORHOOD ORGANIZATIONS: Harrison Neighborhood Association

PROJECT DESCRIPTION:

The proposed redevelopment plan authorizes city of Minneapolis activity in support of a project at the property bounded by Penn Avenue on the east, Queen Avenue on the west, and Glenwood Avenue on the North. The Ripley Gardens/Marshall Stacey Town Homes development is proposed by Central Community Housing Trust. It will be a mixed-income rental and ownership housing project that utilizes an important historic site. The Ripley Maternity Hospital site is on the National Register of Historic Places and has been designated a landmark by the City of Minneapolis.

The project proposes to renovate three existing historic buildings into housing and community space. Three new buildings would be added that would be compatible with the historic structures. The project would create a total of 60 dwelling units—52 of which would be rental units and 8 owner-occupied units. Parking for the development is a combination of surface parking and underground parking in the new structures.

COMPREHENSIVE PLAN:

This section documents the conformance of the development plan to City approved plans, as well as to document the guidance that city approved plans offer development in the proposed redevelopment district.

The Minneapolis Plan

Both Glenwood and Penn Avenues are designated as community corridors in The Minneapolis Plan. Policies related to community corridors support the “presence of small-scale retail sales and commercial services”, and the development of “more intensive residential development.” Housing or mixed use redevelopment in the proposed redevelopment district would be in conformance with the following comprehensive plan policies related to community corridors.

- 4.2 Minneapolis will coordinate land use and transportation planning on designated Community Corridor streets through attention to the mix and intensity of land uses, the pedestrian character and residential livability of the streets, and the type of transit service provided on these streets.

Implementation steps:

Strengthen the residential character of Community Corridors by developing appropriate housing types that represent variety and a range of affordability levels.

Promote more intensive residential development along these corridors where appropriate.

Discourage the conversion of existing residential uses to commercial uses, but encourage the development of mixed-use residential dwelling units in commercial buildings where appropriate.

Support the continued presence of small-scale retail sales and commercial services along Community Corridors.

Ensure that commercial uses do not negatively impact nearby residential areas.

Housing or mixed use redevelopment in the proposed redevelopment district would also be in conformance with the following general policies related to housing.

- 4.4 Minneapolis will continue to provide a wide range of goods and services for city residents, to promote employment opportunities, to encourage the use and adaptive reuse of existing commercial buildings, and to maintain and improve compatibility with surrounding areas.
- 4.9 Minneapolis will grow by increasing its supply of housing
- 4.10 Minneapolis will increase its housing that is affordable to low and moderate income households.
- 4.11 Minneapolis will improve the availability of housing options for its residents

- 4.15 Minneapolis will carefully identify project sites where housing redevelopment and or housing revitalization are the appropriate responses to neighborhood conditions and market demand.

Small Area Plans

There are no city-approved small area plans that include the proposed redevelopment district.

Zoning Ordinance

The City's zoning code establishes guidance pertinent to land use, and development intensity. The proposed redevelopment district is in the R4 Multiple-Family District, which would support medium density housing development. Housing or mixed use development in the redevelopment plan area would be required to go through a formal development review process that would include applications such as a conditional use permit for multi-family housing, and site plan review. This review would also ensure conformance with the city's zoning regulations.

FUTURE RELATED ACTIONS:

Upon approval of this redevelopment and tax increment finance plan, CPED development staff will be authorized to execute a redevelopment contract with Central Community Housing Trust. The extension of tax increment financing and other public financing is anticipated. Development applications related to the project have not yet been submitted for Planning Commission review.

ACTION REQUESTED OF THE CITY PLANNING COMMISSION: CPED-Multifamily Housing Development division has requested that the City Planning Commission comment on the redevelopment plan at its May 26, 2005, Committee of the Whole meeting, and subsequent City Planning Commission meeting of June 13, 2005. Full City Council consideration of the proposed redevelopment and tax increment finance plans is anticipated on June 17, 2005.

COMMENTS AND FINDINGS:

Staff finds that the Ripley Gardens Apartments/Marshall Stacey Town Homes project is consistent with the Minneapolis Plan.

RECOMMENDED ACTION:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission send to the City Council the comments above and recommend approval of the Penn & Glenwood Redevelopment Plan and Ripley Gardens Apartments/Marshall Stacey Town Homes Tax Increment Finance Plan.

ATTACHMENTS:

Penn & Glenwood Redevelopment Plan

Ripley Gardens Apartments/Marshall Stacey Town Homes Tax Increment Finance Plan